



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: August 14, 2014
Applicant: Lord Architecture Inc.
Case No.: DRC-13-03
Address: 810 Buena Vista Way
Project Planner: Caroline Young

Notice is hereby given that on August 14, 2014, the Zoning Administrator considered Design Review (DRC) application DRC-13-03, filed by Lord Architecture Inc. ("Applicant"). The Applicant requests Design Review approval to construct a one-story 17,000 square-foot gymnasium for the Lutheran High School. The Project is located at 810 Buena Vista Way ("Project Site") and is owned by Church of Joy- Lutheran ("Property Owner"). The 8.43-acre Project Site is zoned Planned Community Public Quasi (PCPQ) and has a General Plan designation of Residential Medium High (RMH). The Project is more specifically described as follows:

The Project consists of a one-story 17,000 square-foot gymnasium. The gym will consist of an open gymnasium play area in the center of the building, surrounded by a weight room, locker rooms, kitchen, and administrative offices. The building will also serve a dual purpose of providing a catering kitchen for school lunches and administrative offices.

The gym is a part of a master plan project for the site and will be constructed during Phase 1. The gym will be used by the proposed Lutheran High School. The gym building will have a standing seam metal roof with solar arrays located on the southern elevation. The roof pitch is slanted at an angle with different height variations. Architectural features on the building will include wainscot along the bottom of the building, covered walkways along the front and rear of the building, windows located within the vaulted ceiling area of the gymnasium, and a variety of colors to provide contrast. Enhanced landscaping will be provided throughout the site by providing a variety of trees and shrubs that enhance the features of the buildings.

Other amenities provided throughout the site include a total of 169 parking spaces, new trash enclosure with a covered roof to comply with current City regulations, a multi-use field with lighting and bleacher seats for outdoor activity use. The existing site also includes the Church of Joy sanctuary where church services are held during the weekend. The gym building is part of a master Conditional Use Permit, PCC-13-004 which allows other uses on the site such as a multi-use field and classroom building. A future addition, as part of the Master Plan will include new classroom building located north of the gymnasium building.

The uses surrounding the site are single-family homes and a park. The use of a gym as part of the school's operation will be an asset to the neighborhood and provide additional amenities for the school

The following Project Data Table shows the development regulations along with the applicant's proposal to meet said requirements:

Assessor's Parcel Number:	642-392-17-00
Current Zoning:	PC-CPF Planned Community-Community Purpose Facility
General Plan Designation:	Residential Medium High
Lot Area:	8.43 acres
PARKING REQUIRED: Parking spaces, broken down as follows: <i>Phase 1</i> Gym: 1 per 3.5 seats (160 seats/3.5=46 spaces) Multi-Use Field: 1 per 3.5 seats (380 seats/3.5=109 spaces) Phase 1: Total 109 * *Based on largest assembly on multi-use site.	PARKING PROPOSED: <i>Phase 1</i> Existing: 70 spaces New Spaces: 99 spaces Phase 1: 169 spaces
SETBACKS/HEIGHT REQUIRED: Front: 20 feet Side: 20 feet Exterior Side: 20 feet Rear: 20 feet Height: Established through Design Review	SETBACKS/HEIGHT PROPOSED: 78 feet 300 feet 285 feet 245 feet 35 feet

The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act and has conducted an Initial Study, IS-13-002, in accordance with the California Environmental Quality Act. Based upon the results of the Initial Study, the Development Services Director has determined that the project could result in significant effects on the environment. However, revisions to the project made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the Development Services Director has prepared a Mitigated Negative Declaration, IS-13-002 and associated Mitigation Monitoring and Reporting Program.

The proposed project is consistent with the development regulations and design guidelines of the Chula Vista Municipal Code (CVMC), Landscape Manual, and Design Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the CVMC, has conditionally approved the project subject to the following conditions:

The Zoning Administrator, under the provisions of Section 19.14 of the Chula Vista Municipal Code, has conditionally approved said request based upon the following findings of facts as required by CVMC Section 19.14:

That the proposed development will be consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Chula Vista Design Manual.

The Project is consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Design Manual. Per the Design Manual, the building will incorporate enhanced architectural features such as angled roof pitch, vaulted ceiling, standing seam metal roof, covered walkways, wainscot along the bottom of the building, and a variety of colors on the building to enhance the building features. A new trash enclosure will be constructed to meet current code regulations. Required parking is provided onsite with one hundred sixty-nine (169) off-street parking spaces provided throughout the site. Enhanced landscaping will be provided along the street edge. A variety of trees are provided to distinguish between the different areas of the site.


The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual.

The design features are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual. The landscape plan proposes water efficient plants and a water efficient irrigation system to reduce the overall maintenance cost of the project. Architectural features, angled roof pitch, as well as a variety of colors are provided on the building to provide contrast.

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of the first building permit, unless otherwise specified:**

Development Planning Division:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.


Signature of Applicant/Authorized Representative

8.14.14
Date


Signature of Property Owner/representative

8.14.14
Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1717.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on August 14, 2014.
4. A graffiti resistant treatment shall be specified for all wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9 20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis. The Applicant shall place a note to this effect on the building permit plans.
5. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.
6. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services.
7. All exterior lighting shall include shielding to remove any glare from adjacent residents. Details for said lighting shall be included in the architectural plans and shall be reviewed and approved to the satisfaction of the Development Services Director, prior to the issuance of the building permit.
8. Applicant shall implement, to the satisfaction of the Development Services Director, the mitigation measures identified in the Mitigated Negative Declaration (IS-08-008) and Mitigation Monitoring and Reporting Program.

Land Development Division/Landscape Architecture Division

9. The Applicant shall be required to pay Land Development Fees based on the final approved building plans for the project.
 - Sewer Connection and Capacity Fee
 - Traffic Signal Fee
 - Public Facilities Development Impact Fees (PFDIF)
 - Eastern Transportation Development Impact Fees (ETDIF)
 - Other Engineering Fees as applicable in accordance with the Master Fee Schedule
10. The Applicant shall be required to pay additional deposits or fees in accordance with the City Subdivision Manual, and Master Fee Schedule with the submittal of the following items:
 - a. Grading Plans
 - b. Street Improvement Plans
 - c. Construction Permit
11. Prior to the approval of a building permit, the Applicant shall submit duplicate copies of all commercial, industrial or multifamily Projects in digital format, such as (DXF) graphic file, on a CD or through e-mail based on California State Plane Coordinate System (NAD 83, Zone 6) in accordance with the City's Guidelines for Digital Submittal DXF file shall include a utility plan showing any and all proposed sewer or storm drain on site.
12. All driveways shall conform to the City of Chula Vista's sight distance requirements in accordance with Section 18.16.220 of the Municipal Code. Also, landscaping, street furniture, or signs shall not obstruct the visibility of driver at the street intersections or driveways.
13. Proposed Fire Access Road(s) shall meet H-20 Loading requirements or shall be designed for a Traffic Index (T.I.) of 5.
14. Prior to building permit approval, the Applicant shall clearly show the existing and proposed sanitary sewer lines and how the site will connect to the City's public sewage system. No sewer lines will be allowed to be located under existing or proposed buildings.
15. Prior to building permit approval, the Applicant shall clearly show the existing storm drain across the site. No storm drain will be allowed to be located under the existing or proposed buildings.

16. The Applicant shall obtain a Land Development Permit prior to beginning any earthwork activities at the site and before issuance of Building Permits in accordance with Municipal Code Title 15 05. The Applicant shall submit Grading Plans in conformance with the City's Subdivision Manual and the City's Development Storm Water Manual requirements, including, but not limited to the following:
 - a. Grading Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer.
 - b. Drainage Study and Geotechnical/Soils Investigations are required with the first submittal of Grading Plans. The Drainage Study shall calculate the Pre-Development and Post-Development flows and show how downstream properties and storm drain facilities are impacted. Design shall incorporate detention of storm water runoff if Post-Development flows exceed Pre-Development flows; analysis shall include flows from 2 yr, 10 yr, and 50 yr. return frequency storms.
 - c. Drainage study shall also demonstrate that no property damage will occur during the 100-year storm event.
 - d. Drainage study shall show any offsite flows.
 - e. All onsite drainage facilities shall be private.
 - f. Any offsite work will require Letters of Permission from the property owner(s).
17. The Applicant shall provide 2 copies of the following technical reports with the 1st submittal of grading plans:
 - Drainage study
 - Water Quality Technical Report (WQTR)
 - Geotechnical Report
18. The Applicant shall submit Improvement Plans in conformance with the City's Subdivision Manual and a Construction Permit will be required prior to issuance of any Building Permits. The Improvement Plans shall include but not be limited to:
 - a. Removal and replacement of any broken or damaged curb, gutter, and sidewalk per SDRSD G-2, and G-7 along the project's frontage to the satisfaction of the City Engineer. Sidewalks shall be designed and constructed with proper transitions to existing conditions.
 - b. Additional asphalt paving for the replacement of the existing curb, gutter and sidewalk.
 - c. Removal and replacement of existing driveway(s) meeting design standards as shown in Chula Vista Construction Standard CVCS-1A. Current Driveway(s) shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing driveway is cracked or broken. Dedication of R/W as needed in order for driveway to comply with American Disability Act (ADA) requirements.

- d. Removal and replacement of existing pedestrian ramp on the corner of H Street and Buena Vista Way per Chula Vista Construction Standard CVCS-25. Current pedestrian ramp shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing pedestrian ramp is cracked or broken.
 - e. Relocation of a 100-watt City standard street light per CVCS-6, 7, 9, & 11 at the project property line along East H Street. The City Traffic Engineer shall approve the street light location.
 - f. Street widening with installation of full half width street improvements on East H Street including curb, gutter, sidewalk, driveway approaches, AC paving, ADA pedestrian ramp and street lights per Chula Vista Design Standards. Street improvements on East H Street require a centerline to curb width of 12-ft to match existing improvements, including extension of left turn pocket from east bound East H Street to north bound Buena Vista Way.
 - g. Traffic signal standard on East H Street may need to be relocated and upgraded as determined and approved by the City Engineer, or designee.
 - h. Relocate and replace the existing pull boxes on and the conduits servicing the Traffic Signal Standard to meet City standards.
19. The onsite sewer and storm drain system shall be private. All sewer laterals and storm drains shall be privately maintained from each building unit to the City maintained public facilities.
20. All proposed sidewalks, walkways, pedestrian ramps, and disabled parking shall be designed to meet the City of Chula Vista Design Standards, ADA Standards, and Title 24 standards, as applicable.
21. All utilities serving the subject property and existing utilities located within or adjacent to the subject property shall be under grounded in accordance with the Chula Vista Municipal Code. Further, all new utilities serving the subject property shall be under grounded.

Fire Department

22. This project will require a fire flow of 3,500 gallons per minute for a 3-hour duration (at 20psi). This fire flow is based on Phase One, 17,000 square feet V-A construction.
23. Prior to the approval of any building permit, the Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating fire flow is available to serve this project.

24. Prior to approval of any building permit, the Applicant shall provide a water supply analysis (technical report) to the Chula Vista Fire Department for review and approval. This report shall be a node to node analysis using the Hazen-Williams formula. The analysis shall show that the required fire flow is available at the hydrants and that simultaneously, the sprinkler demand is available at the most demand sprinkler riser.
25. Fire hydrants shall be located not greater than 300 feet apart. Based upon the minimum required fire flow and hydrant spacing, a minimum of four hydrants are required to serve this project. Prior to building permit approval, the Applicant shall show all fire hydrants required to serve this Project on the building permit plans.
26. Prior to any construction, all Fire Department access and water supply must be installed.
27. Buildings shall be provided with two Knox appliances.
 - Provide a Knox Vault at the main entrance to the building
 - Provide a Knox Box at the fire control room
28. The buildings shall be addressed in accordance with the following criteria:
 - 0-50 ft. from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51-150 ft. from the building to the face of the curb = 10-inches in height with a 1 ½-inch stroke
 - 151 ft. from the building to the face of the curb = 16-inches in height with a 2-inch stroke
29. Prior to occupancy, the Project is to be protected throughout by an approved automatic fire sprinkler system and an approved fire alarm system (automatic, manual, fire flow monitoring).
30. The Applicant shall provide one fire extinguisher for every 3000 square feet and 75 feet of travel in any direction.

Public Works, Environmental Division

31. Prior to the approval of the first building permit, the Applicant shall develop and submit a "Recycling and Solid Waste Management Plan" to the Conservation Coordinator for review and approval as a part of the permit process. The plan shall demonstrate those steps the Applicant will take to comply with the Municipal Code, including but not limited to Section's 8.24, 8.25, and 19.58.340 and meet the State mandate to reduce or divert at least 50% of the waste generated by the residential developments. The Applicant shall contract with the City's franchise hauler throughout the construction and occupancy phase of the project.

The "Recycling and Solid Waste Management Plan" features shall be identified on the building plans.

32. Prior to the approval of any building permit, the Applicant shall submit the required performance deposit fee.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-13-03, date stamped approved on August 14, 2014, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance
3. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14 600 of the Municipal Code.
4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 14th day of August 2014.



Mary Ladiana
Zoning Administrator